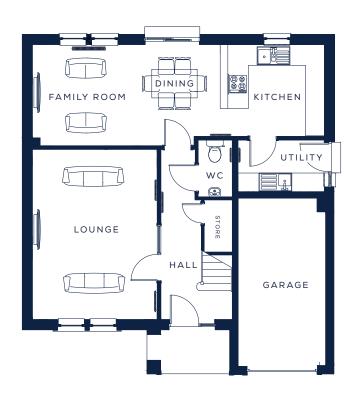
## IONA 11 5 BEDROOM DETACHED VILLA



The lona is a spacious five-bedroom detached home with an integrated garage and a welcoming open plan layout in the family room, dining area and kitchen. Integrated wardrobes are fitted to each generous sized bedroom, and two bedrooms have access to their own en suite shower rooms.







## **GROUND FLOOR**

LOUNGE DINING/FAMILY KITCHEN	4.00m x 5.45m 5.18m x 3.24m 4.18m x 2.94m	13'1" x 17'11" 17'0" x 10'8" 13'8" x 9'8"
WC	1.09m x 1.82m	3′7″ x 6′0″
UTILITY	2.77m x 1.66m	9′1″ x 5′5″
GARAGE	2.80m x 5.39m	9'2" x 17'8"

## **FIRST FLOOR**

BEDROOM 1	3.74m x 3.91m	12'3" x 12'10"
EN SUITE 1	1.63m x 2.40m	5′4″ x 7′10″
BEDROOM 2	2.75m x 3.12m	9'0" x 10'3"
EN SUITE 2	1.34m x 2.60m	4′5″ x 8′6″
BEDROOM 3	2.96m x 2.94m	9'8" x 9'8"
BEDROOM 4	2.86m x 3.04m	9′5″ x 10′0″
BEDROOM 5	2.24m x 3.69m	7'3" x 12'1"
BATHROOM	1.99m x 2.44m	6'6" x 8'0"

This information is provided for guidance only and is correct at time of printing. It is not intended to form the basis of any contract. We reserve the right to alter the layout, design and dimensions of each property without notice. Whilst every effort has been made to ensure that the information contained herein is accurate, it is provided for guidance only. Prospective purchasers should satisfy themselves as to the accuracy of the information. Please note that external house treatments and finishes vary from development to development, please ask your Sales Advisor for more information.